



RETAIL PROPERTY FOR LEASE

RARE FRANKLIN SHOP SPACE

1844 W McEwen Drive, Franklin, TN 37067

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**Baker Storey McDonald
Properties**

1844 WEST MCEWEN DRIVE

Franklin, TN 37067



PROPERTY DESCRIPTION

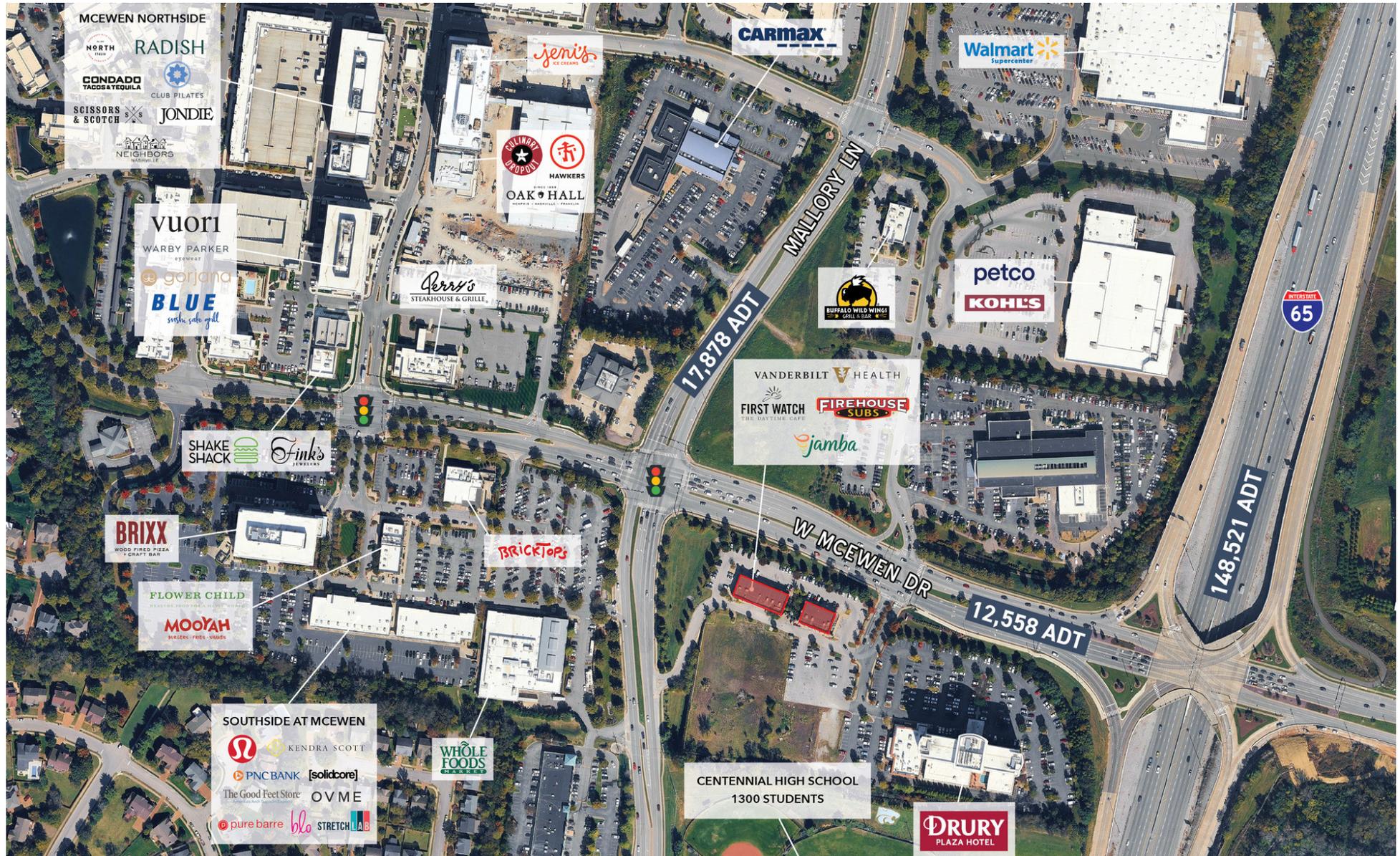
This property is located adjacent to the Drury Plaza Hotel in the highly sought-after McEwen corridor in Franklin, TN. Located near retail developments such as Southside at McEwen and McEwen Northside, there is proximity to retailers like; Whole Foods, Lululemon, Vuori, Kendra Scott, gorjana, Perry's Steakhouse, Shake Shack, Flower Child, BrickTops, North Italia, Culinary Dropout, Walmart, and Kohl's. Additionally, Cool Springs is home to many large employers, including Nissan of America's HQ, Mars Petcare, Community Health Systems, Tractor Supply, Mitsubishi Motors, Williamson Health, and many others. Lastly, there are various mixed-use projects underway, including Ovation, Aureum, and Avalon on the east side of I-65 that will boast more office, retail, and hospitality.

PROPERTY HIGHLIGHTS

- +/- 1,304 SF space available for non-restaurant retail use
- Access to over +/-29,000 CPD at the intersection of W McEwen and Mallory Ln
- Located in affluent Franklin community with HHI exceeding \$181k within 5-mile radius
- Located next to Centennial High School (over 1,300 students)
- Direct proximity to over 86,194 employees within 5-mile radius
- Nearby fine dining and luxury shopping

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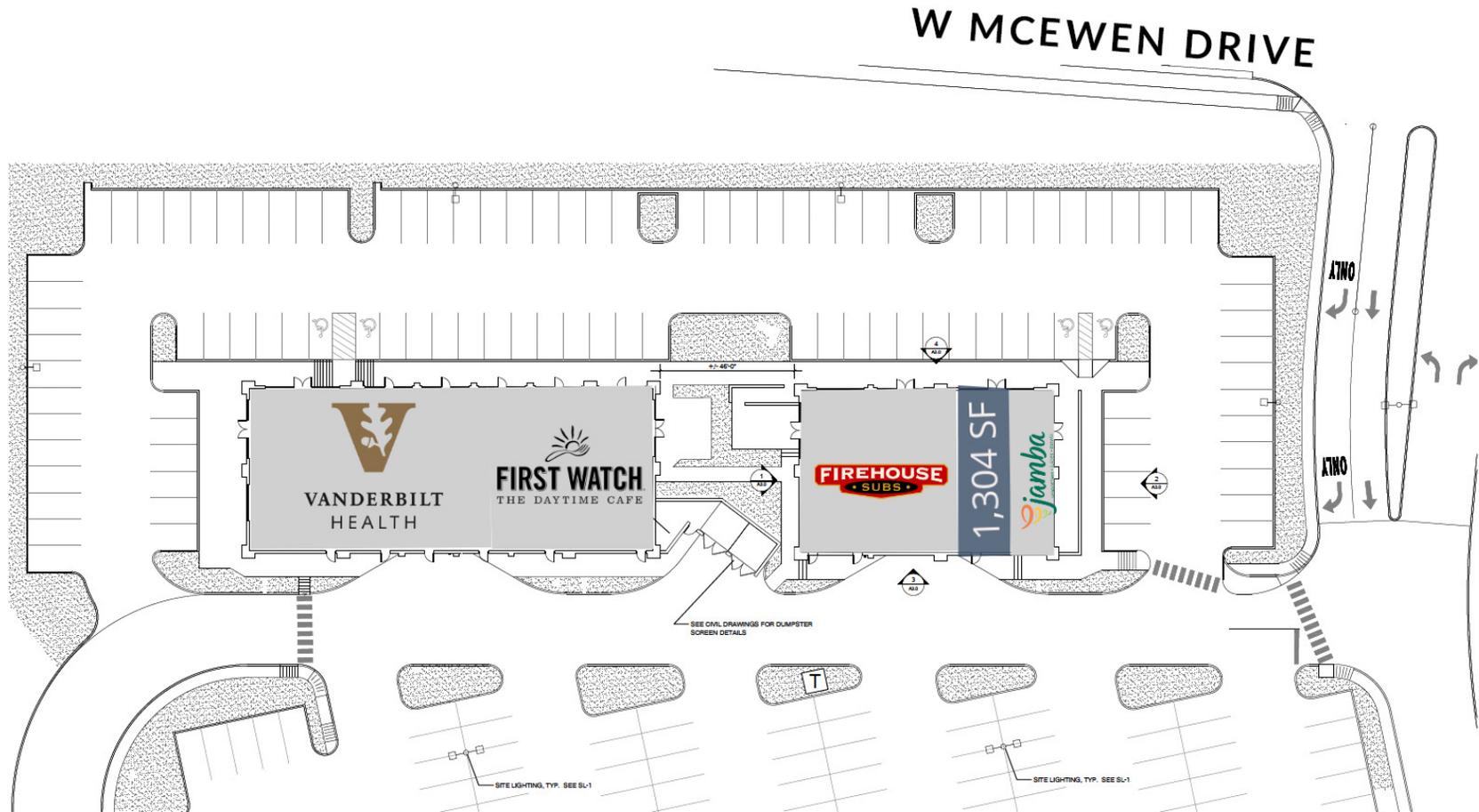
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juice



GENERAL NOTES:

1. ALL 1 INCLUDED FOR REFERENCE ONLY. PLEASE SEE CIVIL DOCUMENTS FOR COMPLETE SCOPE OF WORK. GO TO OBTAIN CURRENT SET OF CIVIL PLANS FOR COORDINATION DURING BIDDING & CONSTRUCTION. GC SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/OWNER IMMEDIATELY AND PRIOR TO CONSTRUCTION / INSTALLATION OF CONFLICTING AREAS.
2. REFER TO LIGHTING PLAN, ROOF PLAN & ELEVATIONS FOR NEW EXTERIOR LIGHTS.



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,881	49,726	106,111
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,644	20,455	40,707
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$139,278	\$162,500	\$181,085
Average House Value	\$711,142	\$677,674	\$726,374

DAYTIME DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Businesses	1,361	6,591	9,144
Total Employees	21,413	67,932	86,194

